

**PARK CITY FIRE SERVICE DISTRICT**

**RESOLUTION ADOPTING  
IMPACT FEE FACILITIES PLAN**

**November 29, 2023**

**A RESOLUTION OF THE COUNTY COUNCIL OF SUMMIT COUNTY, UTAH,  
ACTING AS THE GOVERNING BOARD OF THE PARK CITY FIRE SERVICE  
DISTRICT ADOPTING AN IMPACT FEE FACILITIES PLAN.**

**WHEREAS**, Park City Fire Service District (the “District”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

**WHEREAS**, the District is authorized pursuant to the Impact Fee Act, Utah Code § 11-36a-101 et seq., to adopt and impose impact fees as a condition of development approval; and

**WHEREAS**, the District provided written notice of its intent to prepare an Impact Fee Facilities Plan Pursuant to Utah Code § 11-36a-501; and

**WHEREAS**, the District has caused an Impact Fee Facilities Plan (the “Facilities Plan”) to be prepared by Zions Public Finance, Inc., which Facilities Plan contains the elements mandated by Utah Code § 11-36a-302, and a copy of which is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, Zions Public Finance, Inc. has certified its work under Utah Code § 11-36a-306; and

**WHEREAS**, the District’s Administrative Control Board has reviewed the Facilities Plan and provided a positive recommendation of its adoption; and

**WHEREAS**, in accordance with Utah Code § 11-36a-502, the District held a lawfully advertised and noticed public hearing on the proposed Facilities Plan; and

**WHEREAS**, the District desires to adopt the Facilities Plan in satisfaction of the requirements of Utah Code.

[signatures on the following page]

**NOW THEREFORE, BE IT RESOLVED** by the County Council of Summit County, acting as the Governing Board of the Park City Fire Service District, that the Facilities Plan as set forth in Exhibit A is hereby adopted.

**APPROVED AND ADOPTED** this 29<sup>th</sup> day of November, 2023.

PARK CITY FIRE  
SERVICE DISTRICT  
SUMMIT COUNTY, STATE OF UTAH

ATTEST:

\_\_\_\_\_  
Evelyn Furse  
County Clerk

By: \_\_\_\_\_  
Roger Armstrong  
Chair, Governing Body

APPROVED AS TO FORM:

\_\_\_\_\_  
Ryan P.C. Stack  
Deputy County Attorney

## **EXHIBIT A**



## Park City Fire District (PCFD)

DRAFT - Fire Impact Fee Facilities Plan  
July 31, 2023



# IMPACT FEE FACILITIES PLAN PARK CITY FIRE DISTRICT

## Executive Summary

### Background

This Fire Impact Fee Facilities Plan (IFFP) was prepared to meet the requirements of Utah Code §11-36a. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth. Park City Fire District (PCFD) is experiencing strong growth and impact fees are a means of offsetting some of the capital costs of new development.

### New Development and Growth

Residential and non-residential growth creates the demand for new fire capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2022-2029

Year	Residential Units	Nonresidential SF
2022	21,311	25,779,487
2023	21,591	26,118,336
2024	21,875	26,461,639
2025	22,162	26,809,454
2026	22,454	27,161,841
2027	22,749	27,518,859
2028	23,048	27,880,571
2029	23,351	28,247,037

Source: PCFD; Summit County Assessor's Office; ZPFI

### Identify the Existing and Proposed Levels of Service and Excess Capacity

*Utah Code 11-36a-302(1)(a)(i)(ii)(iii)*

The IFFP considers only *system* facilities in the calculation of impact fees. For the District, this has been determined to mean fire stations and fire vehicles costing in excess of \$500,000. With the growth that the District is experiencing, calls for service will only increase in the future. The District has determined that, while it has some excess capacity, new facilities will need to be built by 2029.

The District currently has 81,740 square feet of space and has plans for an additional 600 square feet of space before 2029.<sup>1</sup> The District plans to rebuild Station 34, increasing its square feet from 7,400 square feet to 8,000 square feet. The cost of the rebuild is estimated at \$9,274,193 in its construction year, with \$695,564 allocated to new development for the 600 square feet for which it is responsible.

<sup>1</sup> The District plans a rebuild of Station 35. The station currently has 7,400 square feet and will be rebuilt to 8,000 square feet – a net gain of 600 square feet.

The current service level is 12.49 square feet per call calculated by dividing the 81,740 existing square feet by the 6,547 total calls for service in 2022. In comparison, the proposed level of service will decline slightly to 11.48 square feet per call calculated by dividing the 82,340 building square feet by the projected 7,174 calls for service in 2029.

### Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

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#### *Utah Code 11-36a-302(1)(a)(iv)*

The proposed level of service of 11.48 square feet per call will require the District to add 600 square feet of building space by 2029. The District plans to do this through a rebuild of Station 35, demolishing the existing 7,400 square feet and replacing with 8,000 square feet – a net gain of 600 square feet. Calls for service are anticipated to increase from 6,547 calls for service in 2022 to 7,174 calls in 2032, an increase of 627 calls over the timeframe of this IFFP. With a proposed level of service of 11.48 square feet per call, new development will require 7,193 square feet of space by 2029. New construction will contribute 600 square feet of space at Station 35, leaving 6,593 square feet of excess capacity in current facilities to which new development will need to buy in.

### Identify How the Growth Demands Will Be Met

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#### *Utah Code 11-36a-302(1)(a)(v)*

Growth demands will be met through the construction of an additional 600 square feet of facility space by 2029.

### Consideration of Revenue Sources to Finance Impacts on System Improvements

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#### *Utah Code 11-36a-302(2)*

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for fire capital improvements. These revenue sources include grants, bonds, impact fees and anticipated or accepted dedications of system improvements.

## Utah Code Legal Requirements

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Utah law requires that government entities prepare an Impact Fee Facilities Plan before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that entities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The District has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

#### *Notice of Intent to Prepare Impact Fee Facilities Plan*

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A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Impact Fee Analysis (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website.

#### *Preparation of Impact Fee Facilities Plan*

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Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an IFFP which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

#### *Certification of Impact Fee Facilities Plan*

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

## Existing Service Levels

*Utah Code 11-36a-302(1)(a)(i)(ii)(iii)*

### Growth in Demand

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 2: GROWTH PROJECTIONS, 2022-2029

Year	Residential Units	Nonresidential SF
2022	21,311	25,779,487
2023	21,591	26,118,336
2024	21,875	26,461,639
2025	22,162	26,809,454
2026	22,454	27,161,841
2027	22,749	27,518,859
2028	23,048	27,880,571
2029	23,351	28,247,037

Source: PCFD; Summit County Assessor's Office; ZPFI

Residential and non-residential growth will create increased demand for fire services as demonstrated by the increased calls for service that are projected to occur.

The increased fire calls for service are projected as follows for residential and non-residential development in PCFD. Additional calls may be received for pass-through traffic but these demand units are not included in the calculation of impact fees.

TABLE 3: PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	Residential Units	Residential Calls	Calls per Residential Unit	Nonresidential SF	Nonresidential Calls	Nonresidential Call Ratio
2022	21,311	2,890	0.13560	25,779,487	2,808	0.000109
2023	21,591	2,928	0.13560	26,118,336	2,845	0.000109
2024	21,875	2,966	0.13560	26,461,639	2,882	0.000109
2025	22,162	3,005	0.13560	26,809,454	2,920	0.000109
2026	22,454	3,045	0.13560	27,161,841	2,958	0.000109
2027	22,749	3,085	0.13560	27,518,859	2,997	0.000109
2028	23,048	3,125	0.13560	27,880,571	3,036	0.000109
2029	23,351	3,166	0.13560	28,247,037	3,076	0.000109

### Existing Service Levels

The existing service level is 12.49 square feet per call calculated by dividing the 81,740 existing square feet by the 6,547 total calls for service in 2022.



## Proposed Level of Service

The proposed level of service will decline slightly to 11.48 square feet per call calculated by dividing the 82,340 building square feet planned by 2029 by the projected 7,174 calls for service in 2029.

## Excess Capacity

There is excess capacity of 6,593 square feet of facility space. However, in order to maintain the proposed service level of 11.48 square feet of space per call by 2029, the District will need to add 7,193 square feet of space. Therefore, in addition to buying in to the 6,593 square feet of existing facility space, new development will require an additional 600 square feet of new construction.

## Identify Demands Placed upon Existing Facilities by New Development Activity at the Proposed Level of Service

At the proposed service level of 11.48 square feet per call, 600 square feet of new construction will be required by 2029 in order to accommodate the 627 additional calls for service.

## Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

The District will meet the proposed growth demands by rebuilding Station 35 at a total cost of \$9,274,193. Total planned floorspace is 8,000 square feet, of which 600 square feet will serve the needs of new development. Therefore, new development is responsible for a cost of \$695,564.

## Manner of Financing for Public Facilities

*Utah Code 11-36a-304(2)(c)(d)(e)*

Impact fees will be used to fund the established growth-related fire system improvement costs.

## Credits Against Impact Fees

*Utah Code 11-36a-304(2)(f)*

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the District in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the District before construction of the improvements.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the District.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the District, impact fees may be modified for low-income housing, although alternate sources of funding must be identified.

### **Grants**

The District is unaware of any potential grant sources for future fire facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

### **Bonds**

During 2004, the District entered into a capital lease obligation with a bank to construct four fire stations, a training facility, an administrative office building, and the purchase of fire equipment. The District financed \$6,751,000 over a 25-year period. During 2014, the District refinanced this obligation over a 10s-year period.

During 2010, the Local Building Authority of the Park City Fire Service District received a \$3,800,000 loan from the Permanent Community Impact Fund Board for the construction of new facilities. The loan is in the form of lease revenue bonds issued by the Local Building Authority of Park City Fire Service District and purchased by the Permanent Community Impact Fund Board. During 2016, the district refinanced the bonds through Zions Bank. In addition to the refinance the District obtained additional funds to construct a fleet services building. The amount issued from Zions (refinanced and additional funds) was \$4,135,000.

### **Impact Fees**

Because of the growth anticipated to occur in the District, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis may be prepared and the District may charge impact fees for fire capital facilities.

### **Anticipated or Accepted Dedications of System Improvements**

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the District before construction of the improvements.

## Certification

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Zions Public Finance, Inc. certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
  - a. allowed under the Impact Fees Act; and
  - b. actually incurred; or
  - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
  - a. costs of operation and maintenance of public facilities; or
  - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. Complies in each and every relevant respect with the Impact Fees Act.